PETITION FOR SPECIAL HEARING NW/S Oakdale Avenue, 449' NE of Taylor Avenue

(7900 Oakdale Avenue) 9th Election District

6th Councilmanic District

Thomas A. Benney, et ux Petitioners

* BEFORE THE

* Case No. 88-522-SPH

* DEPUTY ZONING COMMISSIONER * OF BALTIMORE COUNTY

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve the nonconforming use of the subject property as a two-family dwelling as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Mr. Benney, appeared, testified, and were represented by Counsel, Stephen R. Roscher, Esquire. Also appearing on behalf of the Petition were Anthony J. Capizzi, William J. Underwood, and Fred Gladstone. There were no Protestants.

Testimony indicated that the subject property, known as 7900 Oakdale Avenue, is zoned D.R. 5.5 and is improved with a one and one-half story stone dwelling. Mr. Benney testified that he purchased the property on April 6, 1987 from the Estate of Mrs. Capizzi. He testified that prior to purchasing the property, documentation was submitted to the Office of Planning and Zoning wherein a conditional acceptance of the nonconforming use was established by submission of appropriate affidavits. As a result of a recent complaint filed by one of the neighboring property owners, the Petitioners filed the instant petition for a determination as to the valid existence of the nonconforming use of the property as a two family dwelling. Mr. Benney testified that since his purchase of the property, it has been used continuously and without interruption as a two family dwelling.

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IN THE MATTER OF

S G G

THOMAS A. BENNEY, et ux Petitioner

IN THE ZONING

BALTIMORE COUNTY * CASE NO.: 88-522-SPH

OFFICE FOR

SUBPOENA

THE ZONING COMMISSIONER of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue

Petition for Special Hearing Case No.: 88-522-SPH

NWS Oakdale Avenue, 449' NE of Taylor Avenue (7900 Oakdale Averue) 9th Election District - 6th Councilmanic Petitioner(s): Thomas A. Benney, et ux

Special Hearing: The noncomforming use as a two family dwelling Rearing Scheduled: July 6, 1988 at 9:00 a.m. TO: ME VIGITIES IS CHARLE OF THE CALL TO AND CALLED AND

YOU ARE HEREBY SUBPOENAED to appear in person before the Zoning Commissioner for Baltimore County at the place, date and time shown above, to testify in the above case.

This Subpoena was requested by Stephen R. Roscher, Esq., Attorney for the Petitioner, Blitz and Frank, 10451 Mill Run Circle, Owings Mills, Maryland 21117, (301) 363-0040.

Stephen R. Roscher, Esq.

To Sheriff/Private Process Server: This document is to be delivered in accordance with Zoning Commissioner's Rule IV(C), Baltimore County Zoning Regulations.

Mr. Gladstone testified that he is a retired Baltimore City Police officer and that he has lived at 7811 Oakdale Avenue, which is directly acros the street from the subject property, since 1939. He testified that the subject property was built in late 1939 or early 1940. He indicated that after the builder had trouble selling the property after its completion, the property was rented out as two apartments. testified that the property has been used as a two family dwelling since its original occupancy as such in the early 1940s.

Mr. Capizzi testified that his parents bought the subject property in 1957. He further testified that from the time his parents purchased the property until his mother's death in August, 1986, the property was used continuously and without interruption as a two family dwelling. He indicated that his parents lived downstairs and rented out the second floor. He further indicated that the second floor was rented continuously until the property was sold in April 1987.

Mr. Underwood testified that he has resided next door to the subject property at 7808 Oakdale Avenue since April 1955. He further testified that to the best of his knowledge, the subject property has been used continuously and without interruption as a two family dwelling since he moved there in 1955.

The complainant, Barbara B. Manner, submitted a letter dated June 30, 1988 to the Zoning Commissioner's Office which has been placed in the case file. Since the letter did not deal with the issue to be decided in this case, that is, the validity of the nonconforming use of the subject property, said letter will not be addressed herein.

The Petitioner seeks relief from Section 104.1, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.).

"DUPLICATE" CERTIFICATE OF PUBLICATION

The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Balti-more County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows: Petition for Special Hearing Case number: 86-522-SPH NWS Oakdalek Avenue, 449 NE of Taylor Avenue (7900 Oakdale Avenue) 9th Election District 6th Councilmanic Districts a Petitioner(s): Thomas A. Benney, et ux Hearing Date: Wednesday, July 6, 1986 at 9:00 a.m. Special Hearing: The nonconforming use as a two family dwelling.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hear-1. ROBERT HAINES

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County wall hold a public

pearing on the property identified perein in Room 106 of the County

Office Building, located at 111 W. Chesapeake Avenue in Towson,

Petition for Special Hearing Case number: 88-522-SPH NWS Oakdalek Avenue, 449' NE of Taylor Avenue (700 Oakdale Avenue) 9th Election District

Petitioner(s): Thomas A. Benney, et ux Hearing Date: Wednesday, July 6, 1988 at 9:00 a.m.

Special Hearing: The non-conforming use as a two family

dwelling.

In the event that this Petition is

granted, a building permit may be issued within the thirty (30) day ap-

peal period. The Zoning Commis-sioner will, however, entertain any

request for a stay of the issuance of said permit during this period for

good cause shown. Such request must be in writing and received in

J. ROBERT HAINES

this office by the date of the hearing set above or presented at the hear

L-262 June 15, 16.

NOTICE OF HEARING

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Chere 16, 1988

THE JEFFERSONIAN,

5. Zefe Olm Publisher

33.75

52.20

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., June 15, 1988 THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____successive weeks, the first publication appearing on June 15, 1988

TOWSON TIMES,

5. Zehe Orlan

The uncontradicted testimony conclusively indicates that the property has been continuously used without interruption as a two apartment dwelling since approximately 1940. After due consideration of the testimony and evidence presented, it is clear that a nonconforming use has existed since prior to the 1945 zoning regulations taking effect.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, it appears that the relief requested in the special hearing should be granted.

Baltimore County this May of July 1988 that the Petition for Special Hearing to approve the nonconforming use of the subject property as a two apartment dwelling be and is hereby GRANTED from and after the date of

> ANN M. NASTAROWICZ for Baltimore County

Rid:NMA

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

Zoning Commissioner

Stephen R. Roscher, Esquire 10451 Mill Run Circle, Suite 340 Owings Mills, Maryland 21117

RE: PETITION FOR SPECIAL HEARING NW/S Oakdale Avenue, 449' NE of Taylor Avenue (7900 Oakdale Avenue) 9th Election District; 6th Councilmanic District Thomas A. Benney, et ux - Petitioners Case No. 88-522-SPH

Dear Mr. Roscher:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Special Hearing has been granted in accordance with the attached Order.

July 19, 1988

In the event the decision rend red is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

> Very truly yours, (M. Nocheronica ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

Dennis F. Rasmussen

AMN:bjs

Number of Signs:

ZONING DEPARTMENT OF SALTIMORE COUNTY

Toward, Maryland	
District 974 Posted for: 55-564	Date of Posting 3/17/35
	1. Bearing the
Location of property: N10/5	Ooksolo An Huge villagla for
	Totalela Mas
Location of Signer Fallows &	June 15 Fr. rood ung
Damaska.	
Posted by Signature	Date of return: \$//7/50

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for

Deputy Zoning Commissioner

tract purchaser or representative to be contacted 10451 Mill Run Circle, Suite 340 Thomas A. Benney 7900 Oakdale Avenue, Baltimore 21234 Attorney's Telephone No.: 363-0040 13th ORDERED By The Zoning Commissioner of Baltimore County, this ______ of -- April 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughrequired by the confing taw of partitions county, in two hemspapers of general cheating since and that the public hearing be had before the Zoning BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

2-34-40

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 88-522-5PH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____

the non-conforming use as a two family dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations.

tions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:

Thomas A. Benney

(Type or Print Name)

7900 Oakdale Avenue

City and State

Baltimore, Maryland 21234

Stephen R Roschie

Thomas OBenien

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filling of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Patitimore County adopted pursuant to the Zoning Law for Rellimore County

Legal Owner(s):

Thomas A. Benney

Lisa S. Benney

I/We do solemnly declare and affirm,

MAP NE B-L

N - 29,525

E -18.650

I/We do solemnly declare and antity, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Thomas OBeney

7900 Oakdale Avenue

City and State

Baltimore, Maryland 21234

Name, address and phone number of legal owner, con-

DATE 2-39-18 ACCOUNT R-01-615-000 Robert Spring Commissioner of Rallimore County.

8 8 Cat ***** 100001* 31/25

#359

DESCRIPTION OF PROPERTY OWNERS: Thomas A. Benney

Lisa S. Benney ADDRESS: 7900 Oakdale Avenue

Parkville, Maryland 21234 PHONE: 668-8948

Beginning for the first thereof on the northwest side of Oakdale Avenue at the distrace of 449.1 feet northeasterly from the northeast side of Taylor Avenue and running thence northeasterly on the northwest side of Oakdale 50 feet thence northwesterly at right angles to Oakdale Avenue 112 feet more or less to the outline of the whole tract thence southwesterly along said outline 50 feet to meet a line drawn northwesterly from the place of beginning thence reversing said line so drawn and binding thereon southeasterly 110 feet more or less to the place of beginning.

Beginning for the second thereof on the northwest side of Oakdale Avenue at the distance of 441.6 feet northeasterly from the northeast side of Taylor Avenue and running thence northeasterly on the northwest side of Oakdale Avenue 7.5 feet thence northwesterly at right angles to Oakdale Avenue 110 feet more or less to the outline of the whole tract thence southwesterly along said outline 7.5 feet to meet a line drawn northwesterly from the place of beginning thence reversing said line so drawn and binding thereon southeasterly 109 feet more or less to the place of beginning.

Being part of Lot No. 319, all of Lot No. 320 and part of Lot No. 321, as laid down and shown on the Plat of Villa Cresta, and recorded among the Plat Records of Baltimore County, in Plat Book W.P.C. No. 7 folio 60.

The improvements on the above described lots of ground being known as No. 7900 Oakdale Avenue.

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204

J. Robert Haines
Zoning Commissioner

Date: June 27,1488

Mr. & Firs. Thomas A. Sormey 7300 Dakdele Avenue Baltimore, Maryland 21234

Res Patition for Special Hearing CASE MIMIERS 60-572-57H NAS Dakdele Avenue, 440° (5 of Taylor Avenue (7900 Cakdele Avenue) 9th Election District - 6th Councilments Petitioner(s): Thomas A. Berney, et ux HEARTHE SCHEDILED: BLY 8, 1988 at 9:00 a.m.

Dest Mr. & Mrs. Bernwyt

Please be advised that 100.95 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Hounes J. ROBERT HAINES Zoning Commissioner of

Baltimore County

cce Stanhan R. Roacher, Esq.

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines

NOTICE OF HEARING



Dennis F. Rasmussen

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Patition for Special Hearing CASE NUMBERS NO-EZZ-SPH ING Calcials Avenue, 449 ME of Taylor Avenue (7900 Dekdola Avanua) 9th Election District - 8th Councilments Petitioner(s): Thomas A. Berray, et ux HEARTHS SCHOOLEDS MAY 8, 1998 at 9100 m.m.

Special Hearings The non-conforming use so a two family dwelling.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of

cc: Thomas A. Danney, et un Stephen R. Rescher, Esq. Barbura Merener

BASTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

James Dyer Zoning Supervisor

James Thompson FROM Zoning Enforcement Coordinator

Item No.: 359 (if known)
SUBJECT Petitioner: BENNY (if known)

VIOLATION CASE . C-88-796 DEFENDANT Thomas Banny & Lisa Benny Address Baltimore, Md. 21234

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

O Barbara Manner

7902 Oakdale Avenue, 21234

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ARNOLD LADION ZONING COMMISSIONER

January 5, 1987

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. Anthony J. Capizzi 7907 Tilmont Avenue Baltimore, Maryland 21234

> RE: Conditional Acceptance of Alleged Nonconforming Use 7900 Oakdale Avenue 9th Election District

Dear Mr. Capizzi:

Based upon the Notarized Affidavits signed by Melvin L. Wright, Josephine Greeley and Frederick D. Gladstone, this office conditionally accepts the abovereferenced property/use, zoned Density, Residential (D.R. 5.5), as having a nonconforming use status for a two-apartment dwelling. Said acceptance is subject, however, to the following conditions:

- 1. It is understood by all concerned that this acceptance does not establish an irrefutable presumption of a legal nonconforming use status for this property.
- 2. This decision is based upon the understanding that the use in question presently exists and the Notarized Affidavits establish a reasonable basis to permit a continuance - of the use pending a challenge by any interested citizen of this conditional acceptance.
- 3. In the event of a challenge, this approval is automatically rescinded, and to be reestablished, a public hearing would be required.
- 4. In the event of a challenge, the burden of proof is entirely upon the owner of the property in question.

AJ:JED:kkb

cc: Mr. James E. Dyer, Zoning Superviso PETITIONER'S

WHIBIT -

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant and Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Based upon your personal knowledge, please answer the following questions by

indicating yes or no in the space provided:

1. Can you verify by this affidavit, and/or testify in Court if necessary, that the home located at MOD OAKdala Avenue BATIMONE MO 21834

2. Can you also verify and testify, if necessary, that said apartments have been occupied by renters every year since Wonth!

3. Will you realize any gain from the sale of this Property?

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

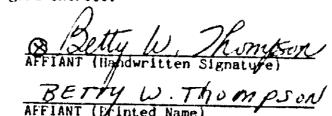
I HEREBY CERTIFY, this 24 day of Maryland, in and for the County before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Fred Cerick D. Glad Stowe the Affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set for h are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

My Compission Expires:

AFFIDAVIT The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant and Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.



Based upon your personal knowledge, please answer the following questions by indicating yes or no in the space provided:

1. Can you verify by this affidavit, and/or testify in Court if necessary, that

the home located at 7900 Cakdale Avenue BaiTimoreMD21234

has been occupied as a two spartment dwelling since (two, three, etc.)

2. Can you also verify and testify, if necessary, that said apartments have been sucupied by renters every year since \(\frac{\fir}{\frac{\f{

3. Will you realize any gain from the sale of this Property? NO

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of May, 1988, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Setty W. THOMPSON the Affiant herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

NOTARY YUBLIC My Commission Expires:

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant and Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

> MELVIN L. MRIGHT AFFIANT (Printed Name)

I have personal knowledge that the home located at_____ 7900 Oakdale Ave., Baltimore County, Maryland 21234

has been occupied as a two apartment dwelling since (two, three, etc.) November . 1957 . I also have personal knowledge that all

apartments within the dwelling have been occupied as such continuously and without interruption of more than one (1) year during any one period

since November , 1957 . This personal knowledge is based upon: as the son-in-law who assisted in the preparation of the income tax returns of Mr. & Mrs. Agatino Capizzi, who owned the subject property prior to their deaths. The property is now held by Mrs. Capizzi's estate. The representatives of the Estate are currently trying to sell said property. From 1957 until the present time the apartments in the house were occupied except for short periods (a month or less) when one tenant left and another rental the apartment. The Capital occupied their house until Mrs. Capital died in August 1986. STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of Accepted 1986, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared AFLYN L. WRIGHT the Affiant herein, personally known or satisfactorily identified to me as such if fiant, and made oath in due form of law that the matters and facts herefolds set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.....

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant.

AFFIANT (Handwritten Signature) THELMA HAGEGEORGE
AFFIANT (Printed Name)

Based upon my personal knowledge I can verify by this affidavit, or testify under oath if necessary, that the home located at 7900 Oakdale Avenue, Farkville, Maryland 21234 was occupied as a two apartment dwelling during the period of time

between the dates Cot 1957 to 1755 During that period of time I lived in the apartment in question. I will not realize any gain from the sale of this

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

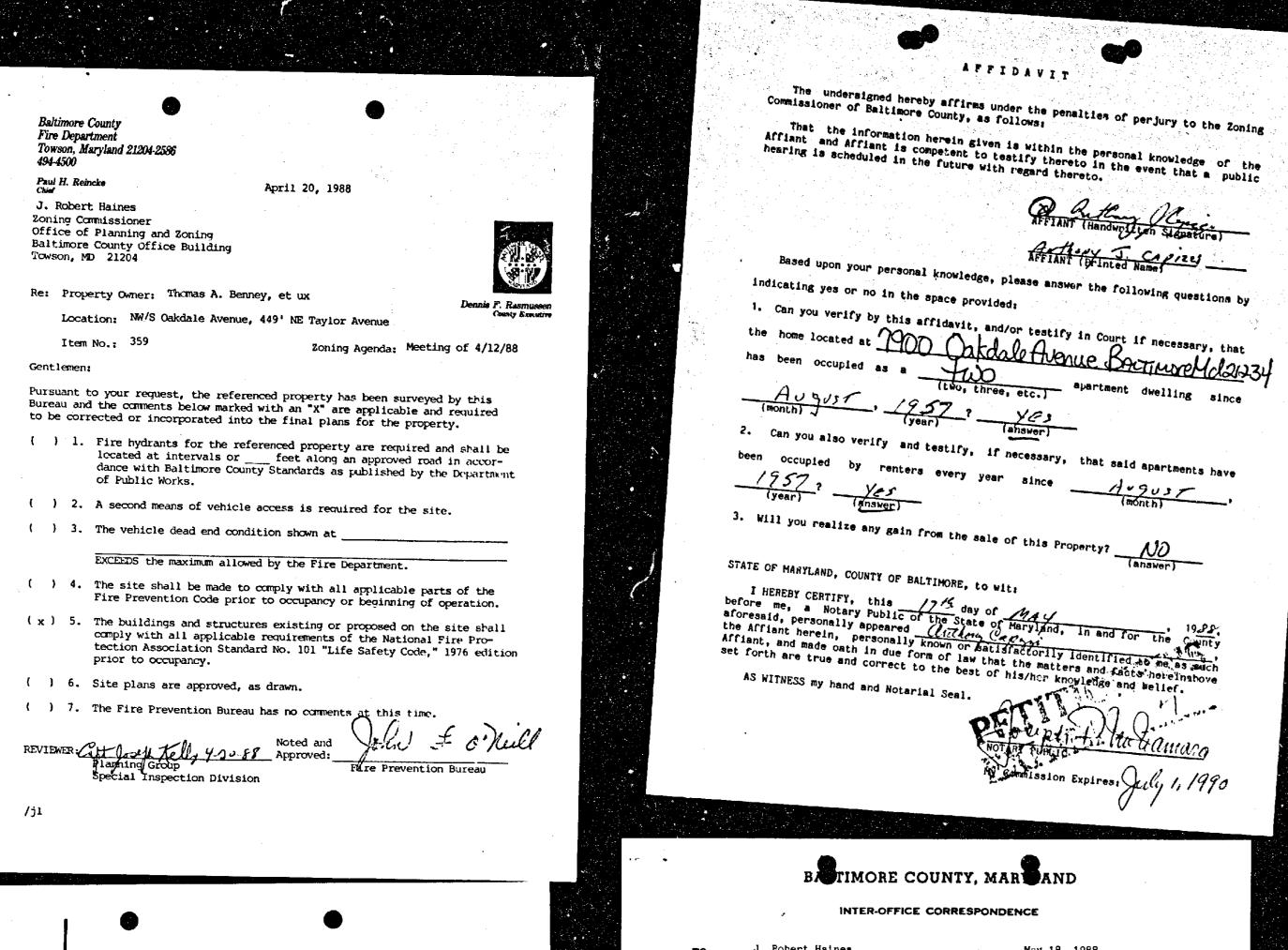
I HEREBY CERTIFY, this Sull day of 1988, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

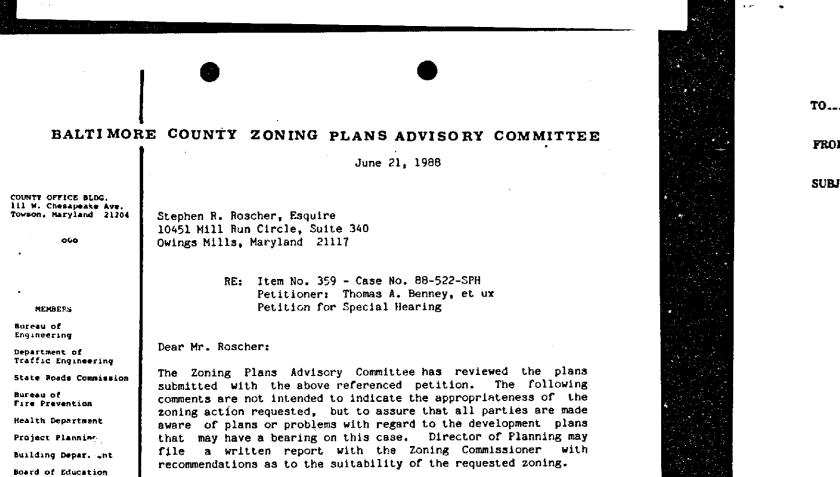
THE MA HAGE SEDECE, the Affiant herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of low that the matters and facts hereinabove set forth are true and correct to the best of her knowledge and belief.

AS WITNESS my hand and Notarial Seal. NOTARY PUBLIC

My Commission Expires: 7/1/90

Rev. 12/12/85 - nr





Committee at this time that offer or request information on your

petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment

that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed

Very truly yours,

JAMES E. DYER Chairman

Mineria Day 16

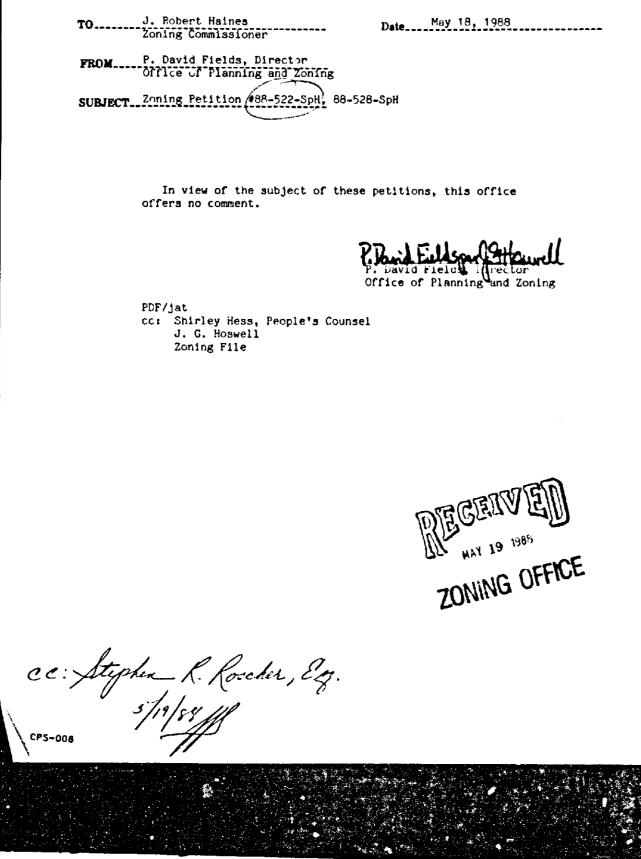
Zoning Plans Advisory Committee

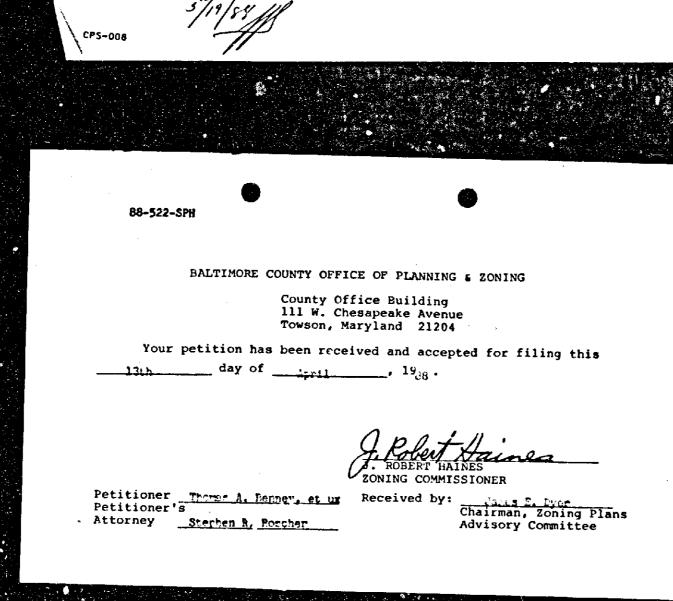
filing certificate and a hearing scheduled accordingly.

Industrial Development

JED:dt

Enclosures





The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant and Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto. AFFIANT (Bandwritten Signature) AFFIANT (Finited Name) Based upon your personal knowledge, please answer the following questions by indicating yes or no in the space provided: 1. Can you verify by this affidavit, and/or testify in Court if necessary, that the home located at MOO MAGALO Physiology in Court of the County of Claw, three, etc.) AFKILL (Bandwritten Signature) 2. Can you also verify and testify, if necessary, that said spartments have been occupied by renters every year since AFKILL (Bandwritten Signature) 3. Will you realize any gain from the sale of this Property? AFFIANT (Bandwritten Signature) STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this AFTI day of Nary-Mod, is and for the County aforesaid, personally known or her they rilly ignate the to measure the same personally known or her they rilly ignate the tomes such Affiant, and head in personally known or her they rilly ignate the tomes such Affiant, and head in personally known or her they rilly ignate the tomes such Affiant, and head or rect to the Shark Fullille of the State of Nary-Mod, is and for the County aforesaid personally known or her they rilly ignate the tomes such Affiant, and the true and correct to the Shark Fullille My Commission Expires: My Commission Expires:

Baltimore County Department of Public Works

Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204

Mr. J. Robert Haines

SEW/RF/pm1-b

Zoning Commissioner County Office Building Towson, Maryland 21204

The Bureau of Traffic Engineering has no comments for items number

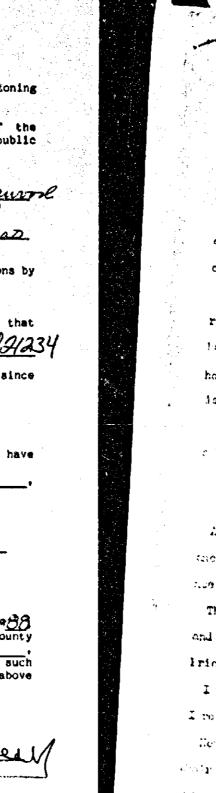
Very truly yours.

Stephen E. Weber, P.E.
Assistant Traffic Engineer

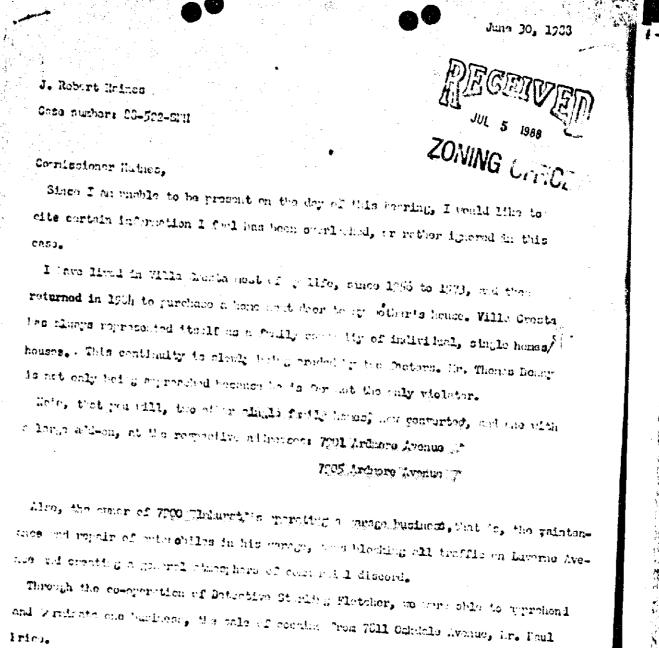
ZONING OFFICE

358, 359, 360, 361, 363, 364, 365, 366, 367 and 368.

494-3554



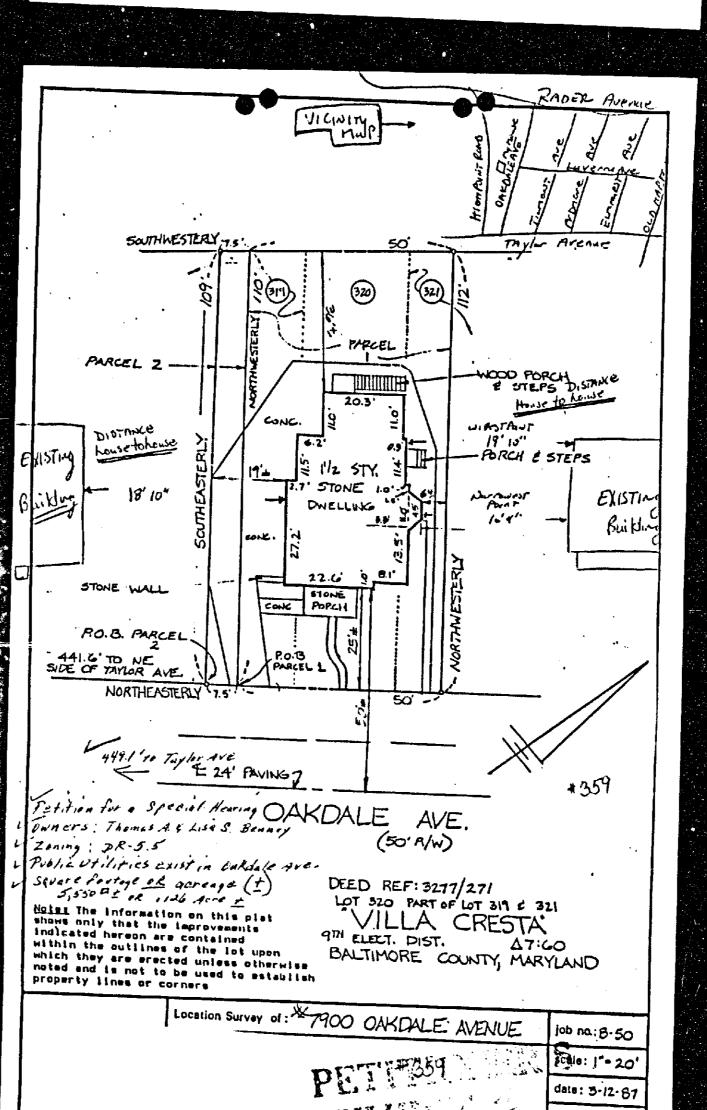
Dennis F. Rasmusser



I maked from an order that and a two-finally desiling atmosphere and moved as such.

I related to Villa Proofs because I maked the single family home environment.

I conclude my family and a property and a point of the parameter of property and a property of a conclude my family and a point of the control of a conclude my family and a point of the control of a conclude my family and a point of the control of



Commissioner Haines, there would be no law or ordinamestopping me from allowing a motographe gang to use my garage at no fee, all hours of the day and night, and thus keeping in Beam's baby and family and half the street awake. But why? Where will it promote me in life?

Already one of in. Beam's shells from his parden was thrown through my diming room window at 3:00 A. H. on a Friday night after I returned home very late from work.

There is a police report.

The previous tenents, under Mr. Capinal's cameral pleft broken beer bottles and garbage all over my part and drivency and shen I approached him, he shrugged and casually mairked and malked anay, so I wrote to him and throw the garbage on their front perch. He certainly didn't like that. And now with Mr. Benny's tenent, we have unlicensed animals and blockage of my drivency by his tenent's boyfriend. He must use a micrometer to park his entra large van, just so I can't get out of my drivency. Mr. Benny, however, will not allow his tenent to use his drivency, atoo conflicated he states. And all his friends and business associates park and turn in my drivency. I approached one last might, June 28, 1998, and he hit the gas and took off.

I am sick of living this way just because lime Donny wants to pull a feat financial deal on the county and then have responsible other persons homes that are properly zoned and accessed, pay for his.

Ke has not reported either to the Federal Tax nor the State Tax his earnings on his rental property, but you can be certain I will. Setty Thompson, 7809 Oakdale Avenue, chatted about this with a neighbor. The neighbor told me.

I conclude my information in this case and trust the correct action will be taken.

hay too mineral, and edge of enement the falls down a secondity or les one way

of so may file,ally awad culti-facily bolicago addact or yearthy from

professionals withouters and it is one controlled that the continue was

Sincerely, Barbara E. Manner Barbara L. Harner

Steve Bishoff

1913 Cahelale ave.

Matric McDonnell 3507 Maple Mue x234

But Daleger 7906 Elmhurst and

Day Thomas Arome Some Soll arease

Burhage Toll Charlest arease

Burhage Manner 7902 Oablell Charact